

009.A

0001

0003.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

812,600 / 812,600

USE VALUE:

812,600 / 812,600

ASSESSED:

812,600 / 812,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WYMAN TERR, ARLINGTON

OWNERSHIP	Unit #:	2
Owner 1: ROSE JONATHAN C & BRENNA V		
Owner 2:		
Owner 3:		

Street 1: 56 -2 WYMAN TERR
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: ROSE JAMES F & EILEEN M -
Owner 2: ROSE JONATHAN C & BRENNA V -
Street 1: 56 WYMAN TERR
Twn/City: ARLINGTON
St/Prov: MA Cntry:
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Aluminum Exterior and 2691 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8277																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	809,700	2,900		812,600		318144
							GIS Ref
							GIS Ref
							Insp Date
							09/09/20

PREVIOUS ASSESSMENT								Parcel ID	009.A-0001-0003.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	729,400	2900	.		732,300	732,300	Year End Roll	12/18/2019
2019	102	FV	673,300	2900	.		676,200	676,200	Year End Roll	1/3/2019

SALES INFORMATION				TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ROSE JAMES F &	67696-258		7/28/2016	Convenience		1	No	No	Master Deed 67160:182			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/22/2019	1673	Heat App	20,000	C					9/9/2020	Measured	DGM	D Mann					
10/1/2019	1549	Add Bath	5,500	C					7/19/2018	Measured	DGM	D Mann					
4/5/2019	471	Dormers	77,000	C					7/19/2017	NEW CONDO	DGM	D Mann					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

